

MINUTES

**CITY OF IMPERIAL BEACH
DESIGN REVIEW BOARD
SPECIAL MEETING**

THURSDAY, APRIL 13, 2017 – 4:00 P.M.

**Council Chambers
825 Imperial Beach Blvd.
Imperial Beach, CA 91932**

CALL TO ORDER

Chairperson Pamintuan called the Regular Meeting at 4:02 p.m.

ROLL CALL

Board Members Present: Hunter, Beltran, Smith, Pamintuan
Board Members Absent: Voronchihin
Staff Members Present: Assistant City Manager Dush, City Planner Foltz, City Clerk Kelly

PUBLIC COMMENTS

None.

CONSENT CALENDAR (1.1)

**MOTION BY SMITH, SECOND BY HUNTER, TO APPROVE CONSENT CALENDAR ITEM NO. 1.1.
MOTION CARRIED BY THE FOLLOWING VOTE:**

**AYES: BOARD MEMBERS: HUNTER, BELTRAN, SMITH, PAMINTUAN
NOES: BOARD MEMBERS: NONE
ABSENT: BOARD MEMBERS: VORONCHIHIN**

1.1 APPROVAL OF THE MARCH 16, 2017 REGULAR MEETING MINUTES.

BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT (2.1)

2.1 REPORT: IB RESORT; CONSIDERATION OF A NEW HOTEL (H-1 TYPE) CONSISTING OF 100 ROOMS, RESTAURANT, VIEW BAR, COMMERCIAL SPACE, MEETING ROOMS, AND PUBLIC SPACES AT 1060 SEACOAST DRIVE (APN 625-380-27-00). MF 1166.

All of the Design Review Board Members disclosed that they each visited the project site.

City Planner Foltz gave a PowerPoint presentation on the item. He noted that the Tidelands Advisory Committee recommended approval of the project with a condition that transportation demand management strategies be reviewed biannually to keep track of whether or not the parking situation is working. He also announced letters were submitted as last minute agenda information. In response to a question by Member Smith, he stated that the applicant shifted the entire building two feet to the east.

Chair Pamintuan commented that it is an aesthetically pleasing and unique design.

In response to Member Hunter's concern about parking spaces, Assistant City Manager Dush stated the code allows for reduction in parking based on various provisions for this type of use.

Kenneth C. Knudson, with Imperial Beach Resorts, LLC, provided history on their efforts to develop the site as a mid-price point hotel to meet the objectives of the California Coastal Commission. He spoke about the collaborative efforts with the City to build a second hotel along Seacoast Drive and he noted that several reports have been prepared to support the proposal.

In response to questions by Member Beltran, Jerry Gagnepain, with Lamb Architects, stated the style is a 50's retro beach theme with a green roof. With regard to whether or not the style fits in this City, he stated that they pulled elements out of historical structures in I.B. and the southern coast. As to concern about using a steel I beam in the front of the hotel, Mr. Gagnepain stated that it is actually wood cladding, not bare or painted steel.

Member Beltran stated that for a beach-coastal feel he would suggest the use of a wood beam and also suggested a lighter tone of wood. He questioned if this style is too strong and he asked if the signage is the final design. He spoke about this hotel setting the tone that lasts the test of time.

Mr. Gagnepain expressed concern about the maintenance and longevity of wood because in time it will warp, twist and become unstable. He also commented on the use of light and shadows to add contrast. With regard to the sign, there was a competition for the design style and the "I" resembles a surfboard. They are attempting to design with classical themes but there is no one style or design that will please everyone.

In response to Member Hunter's questions, Mr. Gagnepain stated they are aiming for a minimum of LEED Silver certification, the grey water from the exterior showers will be managed by placing a sand filter in the drain and only water will be discharged, and there would be a public access control point to the showers to discourage people from sleeping on the benches. With regard to parking, two parking studies were conducted by RBF Consulting and they determined a need for 2 or 3 additional spaces than what code allows. He also stated that there is never a demand for one parking space for each guest room because most hotels over park their properties and transportation incentives for employees would be determined by the operator.

In response to Member Smith, Mr. Gagnepain reviewed the design changes that occurred since the last time this item was presented to the Design Review Board.

Chair Pamintuan stated the hotel design is detailed and aesthetically pleasing.

Robert Cross spoke in support of the project.

Trell Garman suggested an open air reception area that is visible from the street to the beach and to change the shower area to a restaurant with outdoor seating. She was opposed to the proposed design because it cuts her off from the ocean.

Bob Miller, co-chair of the Seacoasters, spoke in support of the project. He commented that the architect and developer have met requirements, they have been sensitive to the demands of I.B. citizens, and impacts will be offset by the interesting design and activities that will happen at the site.

Shawna Chalmers stated the design reflects Southern California and she spoke in support of the project.

Jayne Mahan applauded the design and she spoke in support of the project.

Paul Spear provided positive comments about the design, spoke in support of the project and commented on how the developer has been good neighbors.

Patrick Bechdolt liked the design. He questioned the location for deliveries and questioned the number of parking spaces.

Assistant City Manager Dush stated questions will be compiled and the applicant will have an opportunity respond to them.

Jack Van Zandt, representing the Chamber of Commerce, stated the Chamber of Commerce Board is in unanimous agreement in support and recommended no unnecessary delays in the approval of the project. He commented that the emerging industry in Imperial Beach is visitor-serving, hospitality and tourism, bringing in transient occupancy tax and sales tax to support the city.

Silvio Sztain spoke in support of the project and questioned the location of the property line. He requested preservation of the view of the pier from the end of Imperial Beach Blvd. and he expressed concern about parking.

Assistant City Manager Dush explained the blue flags represents the seawall which also represents the property line.

Valerie Acevez, representing the Chamber of Commerce, stated they are excited about the project and want to see it move forward.

Michael Carey distributed copies of attachment 13 of the staff report. He commented that he is not against the hotel but the proposed resort is too big and requires variances that go beyond the intended limits. He also had concerns with the height, grade, parking, and use of setbacks and stepbacks. He also expressed concern

about the shadow that will be cast by the building. He questioned the provision of public amenities and public space if the area will be locked and the accessibility is unknown. He suggested beveling of the corners but it cannot be done because the project has 100 units. He suggested to the Board to examine the project more carefully. (Additional speaking time donated by Slater Putland).

Randy Putland stated he is in support of a hotel but has concerns that are detailed in a letter submitted to the Board. He stated the hotel is too dense, that he preferred a design on all three sides and not just on the side facing Seacoast Drive, he was concerned about the process moving too rapidly, he believed the beach at that location is an erosion hotspot, he expressed concern about the Lifeguards having limited access to the area and possible safety issues for beachgoers due to location of the wall, he expressed concern about limited parking, he questioned public usage and asked the Board to take more time to consider the project before presenting it to City Council (Additional speaking time donated by Chase Putland).

Ron Rozok, owner of Dream Beach Weddings, spoke in support of the project and looked forward to having a new hotel for their couples to stay in.

Mike Osborne stated that based on his experience as a driver many people do not drive to hotels. He spoke in support of the project and stated the hotel will stand the test of time.

Armando Nunez, representing Carpenters Local 1506 and 547, questioned the kind of local jobs that will be created. They are taking a neutral stand on the project but would like to see it move forward with local jobs for the carpentry trade.

Doug Hicks, a union carpenter, would like to see the developer invest in the local community by supporting local hire, and to buy local, eat local and build local.

David Chalmers, Water Polo Coach for Mar Vista High School, shared positive comments about the developer for supporting the water polo team. He also said some parents wrote letters in support of the project.

James Warner, International Brotherhood of Electrical Workers, encouraged a look at the local community first for builders, tradesman and skilled tradesman.

Brian Bilbray stated the project is in the Coastal Zone and preference must be given to visitors. He said that although there will be impacts to those living near the project, the community will see a huge benefit because the City will receive 10% of the hotel's operations which helps fund City services. Additionally, since the previous hotel was built the businesses along Seacoast Drive have seen a 300% increase in revenues. He stressed that the developer is working within mandates and cautioned against having them leave.

Gerry Farrelly, indicated support for the project (did not speak).

Applicant and staff responded to questions raised:

Mr. Gagnepain showed the location for loading and unloading which will primarily take place along Seacoast Drive, the property line, a rendering showing the view from the I.B. Blvd., and the seawall location. He stated the parking studies address parking concerns and regarding safety from high surf you cannot predict mother nature.

Mr. Knudson summarized the locations, hours and how to access the public use area. He noted that there is an area on the roof designated as the Estuary Viewing Area that is available to the public on a scheduled basis. It will be from 10:00 a.m. to 3:00 p.m. on weekdays (that are not major holidays) for a reasonable amount of people for a specified amount of time.

Assistant City Manager Dush stated that 93 parking stalls are proposed, though 86 could be provided with an extra foot when next to a column and would fully meet the code. He also commented on new technology such as driverless cars and other transportation options that will shape our future built environment that the minimum amount of parking can be met. He also commented that the Transportation Demand Management Program and Policies should address the parking issues.

With regard to Member Smith's questions Assistant City Manager Dush reviewed the width of the street end, Mr. Gagnepain explained the open transparent visibility between the two buildings to the ocean and he spoke about the controlled gate to access to the benches.

MOTION BY HUNTER, SECOND BY SMITH, TO RECOMMEND APPROVAL OF THE PROJECT TO THE CITY COUNCIL WITH THE FOLLOWING ADDITIONAL CONDITIONS PROVIDED BY THE DESIGN REVIEW BOARD: EXTRA CONSIDERATION FOR ADDITIONAL PARKING, AND INSURING PUBLIC SAFETY WITH THE SEAWALL. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BOARD MEMBERS: HUNTER, BELTRAN, SMITH, PAMINTUAN

NOES: BOARD MEMBERS: NONE

ABSENT: BOARD MEMBERS: VORONCHIHIN

INFORMATIONAL ITEMS/REPORTS

None.

ADJOURNMENT

Chairperson Pamintuan adjourned the Regular Meeting at 6:04 p.m.

Dante Pamintuan
Chairperson

Jacqueline M. Kelly, MMC
City Clerk